

NeighborWorks Green Bay

Our Mission: Engage community to strengthen neighborhoods, improve lives, enhance neighborhood character, promote home ownership, and provide housing choices.

Together We're Building a Better Community! 2019 Report

Neighbors Served

- 846 households received Housing Counseling & Education Services last year
- 256 households live in our rental homes
- 74% of households served were Low Income (below 80% of Area Median Income)
- 35% of households served were Very Low Income (below 50% of Area Median Income)

Homeownership & Housing Renovation

- 424 prospective buyers completed Homebuyer Education Classes last year
- 242 families purchased homes with our help!
- \$55,782,485 invested in Greater Green Bay Neighborhoods through facilitated home purchases, our construction projects, and our homeownership preservation efforts
- Seven families purchased homes built or renovated by NeighborWorks Green Bay

Post Purchase Services

- 132 Homeowners received services to help them preserve homeownership
- 54 families borrowed \$951,632 for home repairs facilitated by our inspections
- 121 residents trained at five Home & Life Workshops

Community Building & Engagement

- 448 volunteers (including 281 youth) gave time to our mission
- 11,385 hours were contributed, valued at \$286,418!
- 45 homes repaired through our continuing partnership with Reframing Titledown

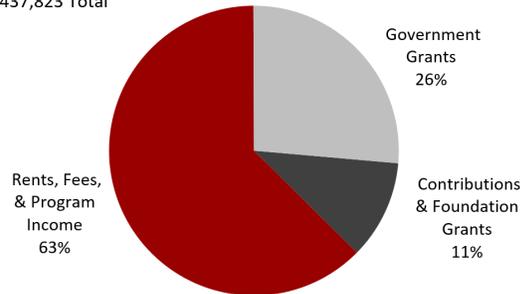
Finances

Balance Sheet – 12/31/2018

Total Assets:	\$ 21,569,464
Total Liabilities:	\$ 11,503,625
Total Net Assets:	\$ 10,065,839
Increase / (Decrease) in Net Assets from 12/31/17:	\$ (196,139)

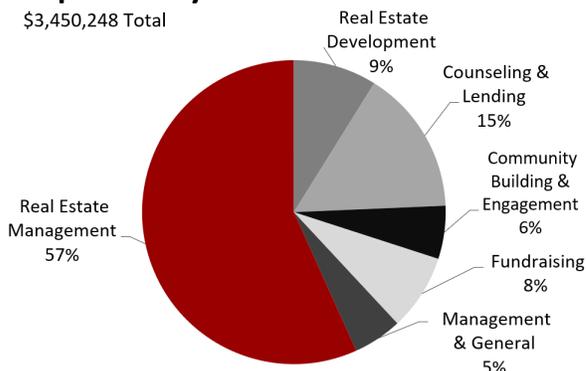
Revenue by Source - 2018

\$3,437,823 Total



Expenses by Business Line - 2018

\$3,450,248 Total



Cash Flow – 2018

Cash—Beginning of Year:	\$ 902,289
Net Cash from Operations:	\$ 137,366
Net Cash Used in Investing:	\$ (3,966,539)*
Net Cash From Financing:	\$ 3,820,070
Change in Cash:	\$ (9,103)
Cash—End of Year:	\$ 893,186

*Real estate purchases and loans made to homebuyers.



At the end of 2018, we acquired Baybrooke Estates, a nine building, 40 unit complex on Green Bay's west side. We're replacing roofs, installing new entry doors, and addressing other maintenance needs. We're also working with Green Bay Police and other community partners to tackle some persistent challenges on Admiral Court and in the nearby neighborhood.



This year we completed construction of our 17th Adopt-A-Home in partnership with the City of Green Bay, Bridges youth construction program, and private donors. The new home on North Broadway in Green Bay features a wrap-around front porch.

The Adopt-A-Home program helps us promote economic diversity in central city neighborhoods. Our partnership with Bridges has introduced dozens of high school students to careers in construction.

NeighborWorks Green Bay is a resident-led non-profit corporation. All community residents, government agencies, and areas businesses are welcome and encouraged to engage with us and our mission. Learn more at nwwgreenbay.org

Projects & Programs



Together We're Building a Better Community!

Education & Counseling

- **Pre-Purchase Education.** Classes in English, Spanish, and Hmong at our Green Bay HomeOwnership Center and online prepare buyers for home shopping and discussing financing with their lender. Budgeting is also covered in our longest-running program, sponsored by Associated Bank. Families of all incomes welcome!
- **Pre-Purchase Counseling.** Counseling is offered concurrently with our educational program to provide one-on-one guidance to families facing the challenges associated with buying a home. Our counseling programs and staff are certified by the US Department of Housing and Urban Development (HUD).
- **Post-Purchase Services.** After purchase, we offer Home & Life Workshops on budgeting, refinancing, home maintenance, and more. We are also a certified Home Equity Conversion Mortgage counselor and provider of Foreclosure Mitigation services. If you know someone who is struggling, encourage them to reach out to us.
- **Financial Capabilities.** Although we remain focused on promoting and preserving homeownership, some households need to develop fundamental skills in money management, budgeting, saving, and more. We can help.

Lending

- **Down Payment and Closing Cost Assistance Loans.** We support home buyers by offering loans to help with down payment and closing costs. Borrowers must complete Pre-Purchase Education classes and individual counseling.
- **Owner Occupied Rehab Loans.** Qualified homeowners throughout the region can seek rehab loans for needed home repairs. We provide home inspections, work write-ups, and construction monitoring for this Brown County-led initiative.

Development

- **Housing Renovation & New Construction for Working Families.** We build or renovate as many as 25 dwellings every year. We operate quality rental housing that is affordable for working families and those with fixed incomes. We sell homes to families seeking to put down roots in our neighborhoods. Our housing development efforts strengthen and stabilize neighborhoods and change lives.
- **Adopt-A-Home™ Program.** The donor-financed Adopt-A-Home™ Program of single-family renovation and resale has completed 17 projects. This program helps create mixed-income neighborhoods and encourages resident engagement.
- **Office & Commercial Space.** We offer high quality office/retail space at our Chicago & Jackson location, neighborhood commercial space at Jackson & Bodart, and offices exclusively for nonprofits at our Adams Square location (a collaborative project with Associated Bank).
- **The Farmory.** Our partner organization, The Farmory, has been growing food indoors since early 2016. The Farmory's yellow perch hatchery (in partnership with UW-Green Bay) is preparing to scale production to 500,000 fingerlings annually.
- **NWGB Lead.** We now offer comprehensive lead assessment and clearance testing services to business, residents, and local governments across Wisconsin.

Community Building & Engagement

- **Community Leadership Institute.** In partnership with the Green Bay Neighborhood Leadership Council, we provide resident leadership training and support grass-roots initiatives to make Greater Green Bay a better place to live.
- **Northeast Wisconsin Transformative Reinvestment Advisory Council.** NEWTRAC is connecting us to new regional partners and helping identify resources to increase our impact in workforce housing and community development.

